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0015.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
592,700 / 592,700
592,700 / 592,700
592,700 / 592,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PONDVIEW RD, ARLINGTON

OWNERSHIP

Owner 1:	BLAGG-VALENCIA AMANDA	Unit #:	2
Owner 2:	HOYOS DANIEL VALENCIA		
Owner 3:			

Street 1: 15 PONDVIEW RD #2

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	COPITHORNE WILLIAM C -
Owner 2:	COPITHORNE MEAGAN O -

Street 1: 15 PONDVIEW RD UNIT 2

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1970 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8263																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								313090
								GIS Ref
								GIS Ref
								Insp Date
								07/26/18



Patriot
Properties Inc.

!15861!

USER DEFINED

Prior Id # 1:	9314
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:32:03
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								Parcel ID		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	529,700	3100	.	.	532,800	532,800	Year End Roll	12/18/2019
2019	102	FV	472,800	3100	.	.	475,900	475,900	Year End Roll	1/3/2019
2018	102	FV	417,100	3100	.	.	420,200	420,200	Year End Roll	12/20/2017
2017	102	FV	379,500	3100	.	.	382,600	382,600	Year End Roll	1/3/2017
2016	102	FV	395,400	3100	.	.	398,500	398,500	Year End	1/4/2016
2015	102	FV	365,000	3100	.	.	368,100	368,100	Year End Roll	12/11/2014
2014	102	FV	348,100	3100	.	.	351,200	351,200	Year End Roll	12/16/2013
2013	102	FV	345,300	3100	.	.	348,400	348,400		12/13/2012

SALES INFORMATION

TAX DISTRICT								PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COPITHORNE WILL	73227-509	2	9/4/2019		685,000	No	No		
MENECHINI KAREN	56522-79		2/25/2011		350,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/27/2019	1948	Insulate	15,000	C					7/26/2018	Measured	DGM	D Mann
3/20/2019	353	Insulate	3,000	C					9/18/2013	Info Fm Plan	BR	B Rossignol
2/26/2013	252	Redo Kit	28,000	C					6/13/2013	Measured	JBS	JOHN S
									5/23/2013	Info Fm Prmt	EMK	Ellen K
									1/25/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

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